

# SPECIAL USE PERMIT

## FOR WARRENTON VILLAGE CENTER

LOCATION OF SITE  
TOWN OF WARRENTON  
FAUQUIER COUNTY, VIRGINIA 20186  
PARCEL ID'S: 6985-20-7247-000, 6984-29-6753

### REFERENCES AND CONTACTS

- REFERENCES**
- ♦BOUNDARY & TOPOGRAPHIC SURVEY:  
ALTAINSPS LAND TITLE SURVEY  
WARRENTON CENTER, 360 OAK SPRINGS DRIVE,  
CENTER DISTRICT, TOWN OF WARRENTON,  
VIRGINIA  
PREPARED BY: BOHLER  
DATED: 11/3/21
  - ♦ARCHITECTURAL PLAN:  
CAD FILE: WARRENTON FLOOR PLAN.DWG  
PREPARED BY: DYNAMIK DESIGN  
DATED: 5/21/2024  
SEE GENERAL NOTES REFERENCE ON  
SHEET 4
  - GOVERNING AGENCIES**
  - ♦TOWN OF WARRENTON  
COMMUNITY DEVELOPMENT  
21 MAIN STREET  
WARRENTON, VA 20188-0341  
CONTACT: ROB WALTON, DIRECTOR OF  
COMMUNITY DEVELOPMENT  
PHONE: (540) 349-2405

\* THE ABOVE REFERENCED DOCUMENTS ARE  
INCORPORATED BY REFERENCE AS PART OF THESE  
PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT  
CERTIFY THE ACCURACY OF THE WORK REFERENCED  
OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



**LOCATION MAP**  
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SCALE: 1" = 2,000'

**OWNER**  
SEE PARCEL IDENTIFICATION TABLE

**DEVELOPER**  
NEWCASTLE DEVELOPMENT GROUP  
100 10TH STREET SE, SUITE 300  
CHARLOTTESVILLE, VA 22902  
CONTACT: JESS ACHENBACH  
PHONE: (434) 280-6628

PREPARED BY

**BOHLER**

CONTACT: JOHN C. WRIGHT, P.E.

### PARCEL IDENTIFICATION TABLE

PARCEL NUMBER	OWNER	ADDRESS	AREA	CURRENT ZONE	CURRENT PLANNED LAND USE	PROPOSED PLANNED LAND USE
6985-20-7247-000	JEFFERSON ASSOCIATES LP	360 OAK SPRINGS DRIVE WARRENTON, VA 20186	6.46 ACRES	C	VACANT	MIXED USE
6984-29-6753-000	WARRENTON CENTER LLC	251 W LEE HIGHWAY WARRENTON, VA 20186	22.59 ACRES	C	RETAIL	MIXED USE
			TOTAL AREA 29.05 ACRES			

### SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	1
EXISTING CONDITIONS PLAN	2
PARCEL OVERVIEW PLAN	2A
OVERALL SITE DEVELOPMENT PLAN	3
SITE PLAN DEVELOPMENT PLAN BLOCK 1	4
SITE DEVELOPMENT PLAN - BLOCKS 2 & 3	5
OPEN SPACE PLAN	6
WAIVER INFORMATION	7
FIRE TRUCK MOVEMENT	8
LANDSCAPE PLAN	9-10
BUILDING ELEVATIONS	11-15B
CONCEPTUAL PLAN RENDERING	16
DETAIL - CENTRAL PLAZA	17
DETAIL - WEST PLAZA	18
DETAIL - ALLEY	19
DETAIL - EAST PLAZA	20
CONCEPTUAL SIGNAGE PLAN	21
CONCEPTUAL LIGHTING PLAN	22
CONCEPTUAL CIRCULATION PLAN	23
RENDERING	24-36

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SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

### REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	6/30/2023	TOWN COMMENTS	DSH
2	2/14/2024	TOWN COMMENTS	TAL
3	5/31/2024	TOWN COMMENTS	JCW



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PROJECT No.: V212141  
DRAWN BY: DSH  
CHECKED BY: JCW  
DATE: 7/8/2022  
CAD ID: SUPP-2

PROJECT:

**SPECIAL USE  
PERMIT**

FOR  
**WARRENTON VILLAGE  
CENTER**

PROPOSED  
DEVELOPMENT  
OAK SPRINGS DRIVE  
CENTER DISTRICT  
TOWN OF WARRENTON, VIRGINIA

**BOHLER**

28 BLACKWELL PARK LANE, SUITE 201  
WARRENTON, VIRGINIA 20186  
Phone: (540) 349-4500  
Fax: (540) 349-0321  
VA@BohlerEng.com



SHEET TITLE:

**COVER SHEET**

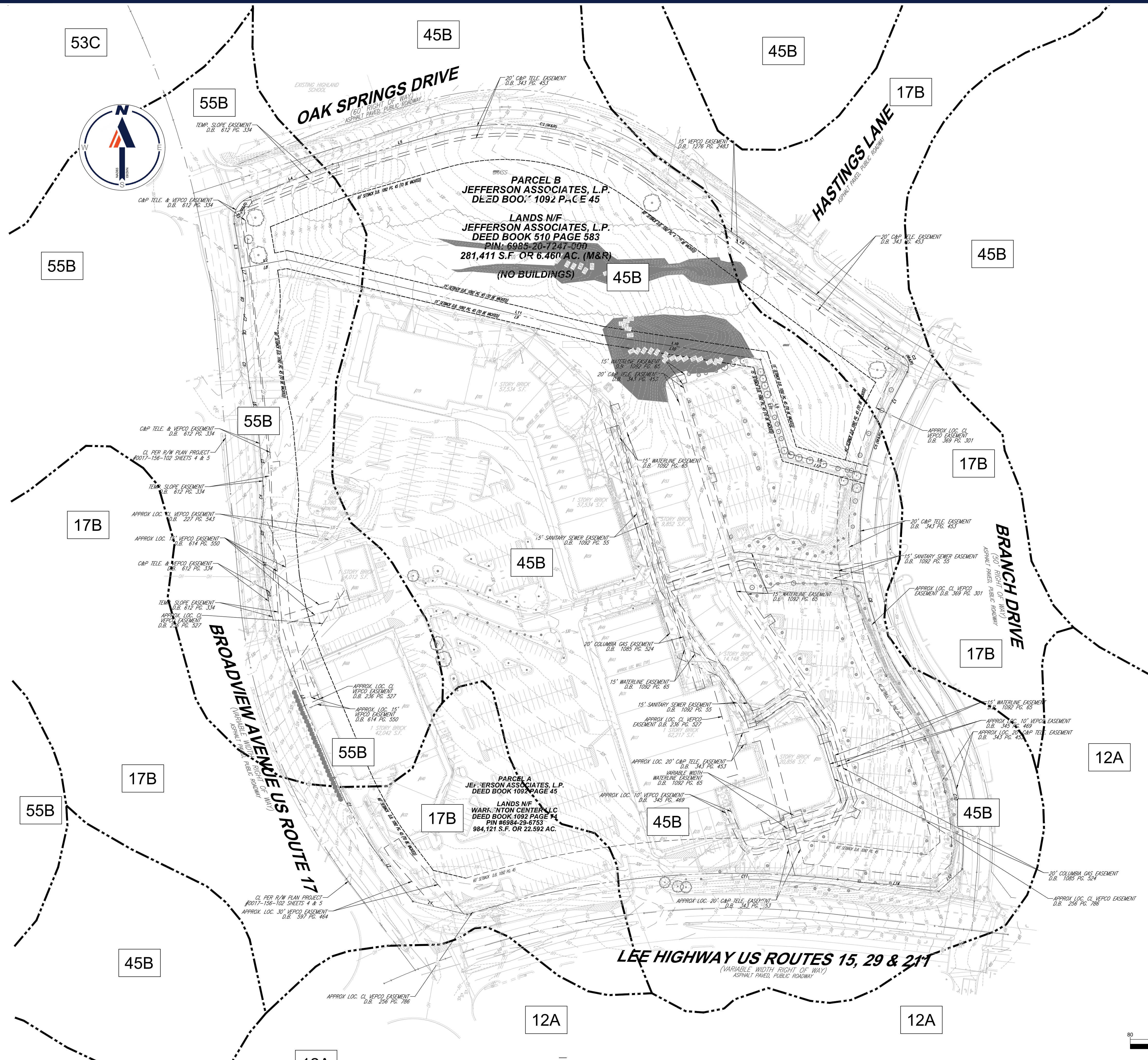
SHEET NUMBER:

1

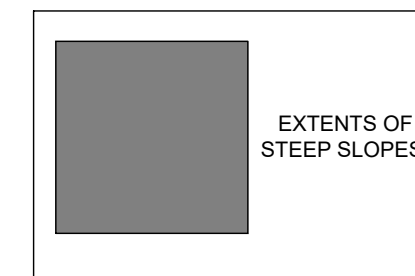
REVISION 3 - 5/31/2024



May 30, 2024  
H:\11\12141\CAD\DRAWINGS\PLAN SET\SUB\PPV\212141 - EXST - 1 - LAYOUT 2 - EXISTING CONDITIONS PLAN

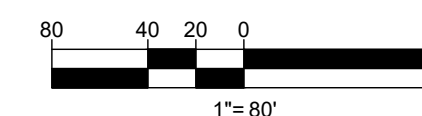


**HATCH LEGEND**



**SOILS TABLE**

SYMBOL	SOIL NAME	SLOPES
12A	ROHRERSVILLE LOAM	0 TO 2%
17B	MIDDLEBURG LOAM	2 TO 7%
45B	FAUQUIER SILT LOAM	2 TO 7%
53C	GLENELG LOAM	7 TO 15%
55B	ELIOAK LOAM	2 TO 7%



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**SPECIAL USE PERMIT**

FOR

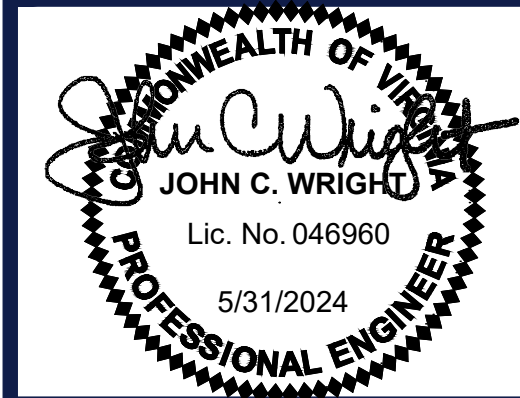
**WARRENTON VILLAGE CENTER**

PROPOSED DEVELOPMENT

OAK SPRINGS DRIVE  
CENTER DISTRICT  
TOWN OF WARRENTON, VIRGINIA

**BOHLER**

28 BLACKWELL PARK LANE, SUITE 201  
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SHEET TITLE:

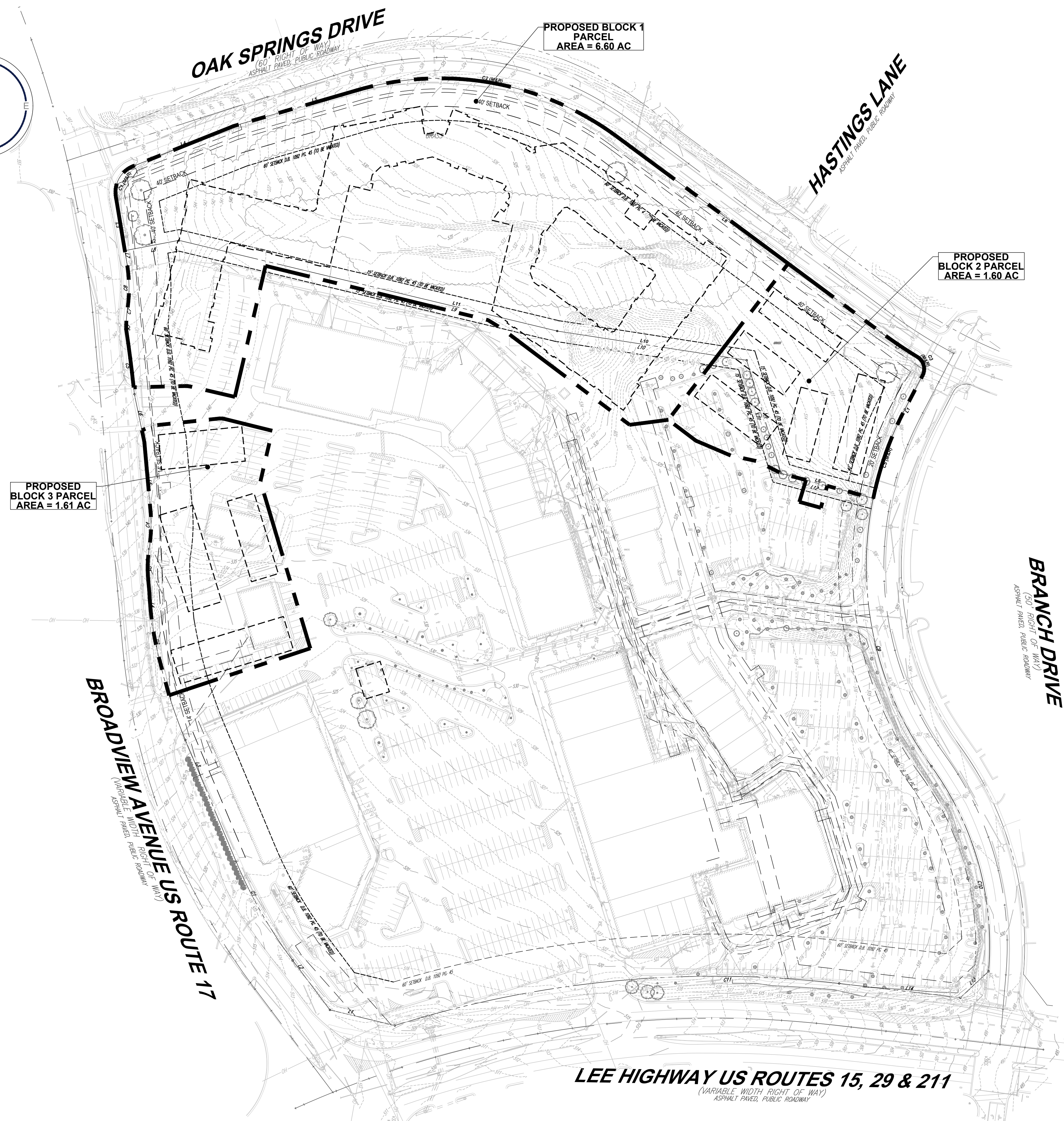
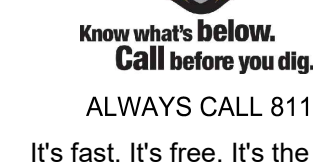
**EXISTING CONDITIONS PLAN**

SHEET NUMBER:

**2**

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PROJECT No.:	V2121
DRAWN BY:	DS
CHECKED BY:	JC
DATE:	7/8/20
CAD I.D.:	EXST

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SHEET TITLE:

## PARCEL OVERVIEW PLAN

SHEET NUMBER:

2A

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40' FRONT YARD REQUIRED AND PROVIDED

BLOCK 3  
(MULTIFAMILY  
2-OVER-2S  
AND  
TOWNHOMES)

40' FRONT YARD  
REQUIRED, SEE SHEET 7

BROADVIEW AVENUE US ROUTE 17  
(VARIABLE WIDTH RIGHT OF WAY)  
ASPHALT PAVED, PUBLIC ROADWAY

BLOCK 3  
(IMPROVEMENTS)

BLOCK 1  
(IMPROVEMENTS)

BLOCK 1  
(MULTIFAMILY  
APARTMENTS)

15' REAR YARD  
REQUIRED AND  
PROVIDED

5' SIDE YARD  
REQUIRED AND  
PROVIDED

40' FRONT YARD  
REQUIRED AND  
PROVIDED

BLOCK 2  
(MULTIFAMILY  
TOWNHOMES)

20' FRONT YARD  
REQUIRED AND PROVIDED

BRANCH DRIVE  
(VARIABLE WIDTH RIGHT OF WAY)  
ASPHALT PAVED, PUBLIC ROADWAY

LEE HIGHWAY US ROUTES 15, 29 & 211  
(VARIABLE WIDTH RIGHT OF WAY)  
ASPHALT PAVED, PUBLIC ROADWAY

### ZONING TABULATION TABLE:

LOT SIZE AND YARD SETBACK REQUIREMENTS:

MINIMUM LOT SIZE:	REQUIRED 5 ACRES	PROVIDED 23.05 ACRES
SETBACK REQUIREMENTS:	REQUIRED	MIN PROVIDED
FRONT YARD (OAK SPRINGS, ROW >50')	40"	40'±
FRONT YARD (BRANCH, ROW <50')	20"	20'±
FRONT YARD (BROADVIEW, ROW >50')	40"	14'±
SIDE YARD BUILDING	REQUIRED 5'	MIN PROVIDED 0'±
SIDE YARD BUILDING	REQUIRED 5'	MIN PROVIDED 48.7'±
REAR YARD BUILDING	REQUIRED 15'	MIN PROVIDED 15'±

LOT COVERAGE REQUIREMENTS

	MAX 85%	PROVIDED 83%
PROPOSED LOT COVERAGE: (IMPERVIOUS SURFACES)		

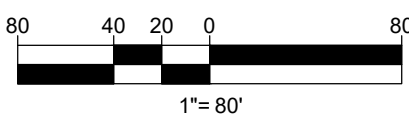
\*FRONT YARD MAY BE REDUCED BY 20' IF NO PARKING OR LOADING IS PROPOSED  
A REDUCTION IN FRONT/REAR/SIDE SETBACKS IS BEING REQUESTED FROM  
TOWN COUNCIL AT CERTAIN LOCATIONS - SEE SHEET 7 FOR DETAIL.

### GENERAL NOTES:

- THIS PLAN IS BASED ON THE FOLLOWING:  
SURVEY CAD FILES PREPARED BY BOHLER  
DATED: 11/2/2021  
BUILDING FOOTPRINT CAD FILES PREPARED BY MV&A ARCHITECTS  
DATED: 5/21/2024
- ZONING DATA:  
EXISTING ZONE: C - COMMERCIAL  
PROPOSED ZONE: COMMERCIAL WITH MIXED USE
- USES:  
EXISTING USE: VACANT, RETAIL  
PROPOSED USE: MIXED USE
- SITE AREA  
PINS: 6985-20-7247-0000 6.46 ACRES  
6984-29-6753-0000 22.59 ACRES
- SITE WILL BE SERVICED BY TOWN WATER AND SEWER.
- TOPOGRAPHIC INFORMATION:  
HORIZONTAL DATUM: NAD 83  
VERTICAL DATUM: NAVD 88
- THE PROPOSED BUILDING, DIMENSIONAL ELEMENTS, AND OTHER SITE FEATURES,  
SUCH AS HARDSCAPE AREAS AND PLAZAS SHOWN ARE CONCEPTUAL AND SUBJECT  
TO CHANGE WITH FINAL ENGINEERING.
- CURB AND PARKING MODIFICATIONS IN WARRENTON CENTER WILL OCCUR AS  
PART OF EACH DEVELOPMENT BLOCK.
- A PROPERTY LINE ADJUSTMENT PLAT WILL BE COMPLETED WITH SITE PLAN.
- A TREE SURVEY WILL BE PROVIDED AT TIME OF SITE PLAN.
- A PHOTOMETRIC/LIGHTING PLAN WILL BE PROVIDED AT TIME OF SITE PLAN.
- CONSTRUCTION DETAILS OF ALL SCREENING AND FENCING WILL BE ADDRESSED  
AT TIME OF SITE PLAN.

### HATCH LEGEND

	CONCRETE		PROP BUILDING (SEE ARCH DRAWINGS)
	DEVELOPMENT BLOCKS		ASPHALT



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SHEET TITLE:

**OVERALL SITE  
DEVELOPMENT  
PLAN**

SHEET NUMBER:

3

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H:\11\12141\CAD\DRAWINGS\PLAN SETS\UPP\212141 - SUPP. 1---LAYOUT 1- SITE PLAN



### DEVELOPMENT TABULATION

BLOCK	BLOCK USE	LAND AREA	EXISTING ZONE	LAND USE	RETAIL	RESIDENTIAL	MAX. ALLOWABLE DENSITY	PROPOSED MAX.	REQUIRED PARKING	PARKING PROVIDED	MAX. BUILDING HEIGHT	MAX. BUILDING HEIGHT PROVIDED
Block 1	Multifamily Apartments	6.60 Ac.	C-Commercial	Mixed Use W/ SUP	1,650	320		320	±144 - 1 bed units (1.5 space per 1 bed unit) ±144 - 2 bed units (1.5 spaces per 2 bed unit) ±320 - 3 bed units (2 spaces per 3 bed unit) = 320 units, 424 spaces	475 Spaces (445 Garage + 30 Surface spaces)	36'	54' (Oak Springs Drive Frontage) 36' (Broadview Drive Frontage)
Block 2	Multifamily Townhomes	1.60 Ac.	C-Commercial	Mixed Use W/ SUP	-	26		26	2 spaces per unit = 52 spaces	63 Spaces (58 garage + 5 Surface spaces)	36'	36'
Block 3	Multifamily 2-over-2s and Townhomes	1.61 Ac.	C-Commercial	Mixed Use W/ SUP	-	40		40	2 spaces per unit = 80 spaces	91 Spaces (46 Garage + 45 Surface spaces)	36'	45'
Retail	Retail	19.24 Ac.	C-Commercial	Mixed Use W/ SUP	218,142 SF	N/A			Shopping Center: 1/300 GFA for first 12,000 SF + 2 spaces for each 1,000 GFA = 449 spaces	847 spaces	45'	45'
TOTALS:	TOTALS:	29.05 Ac.	C-Commercial	Mixed Use W/ SUP	219,792 SF	391 UNITS	439 Units (See Note 1)	386 Units or 13.28 Units/Ac. 219,792 SF of Commercial	1,005 Spaces Required	1,476 Total Parking Spaces		(See Note 5)

### NOTES:

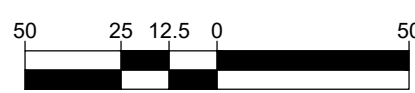
- FIVE (5) DWELLING UNITS PER ACRE OR 29.05 AC. X 5 = 145.25 UNITS, 1 DWELLING UNITS PER 500 GROSS SF OR NON-RESIDENTIAL FLOOR SPACE OR 219,792 SF/500 SF = 439 UNITS
- DENSITY BONUS REQUESTED AS 10% OF THE TOTAL NUMBER UNITS WILL BE PROVIDED AS AFFORDABLE HOUSING.
- 226 TOWNHOME UNITS INCLUDE: 1 DRIVEWAY SPACE + 1 GARAGE SPACE IN TOTAL PARKING SPACE COUNT.
- EXISTING COMMERCIAL = 218,142, PROPOSED RETAIL (PLAZA) = 1,650 SF NEW TOTAL = 219,792 SF. NOTE: RETAIL SPACE MAY INCREASE AS EXISTING SPACE IS REDEVELOPED
- BUILDING HEIGHT MODIFICATION SECTION 9-25 BEING REQUESTED FROM TOWN COUNCIL TO INCREASE BUILDING HEIGHTS. SEE WAIVER INFORMATION ON SHEET 7.

### GENERAL NOTES:

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SURVEY CAD FILES PREPARED BY BOHLER  
DATED: 11/2/2021  
BUILDING FOOTPRINT CAD FILES PREPARED BY MV+A ARCHITECTS  
DATED: 5/21/2024
- ZONING DATA:  
EXISTING ZONE: C - COMMERCIAL  
PROPOSED ZONE: COMMERCIAL WITH MIXED USE
- USES:  
EXISTING USE: VACANT, RETAIL  
PROPOSED USE: MIXED USE
- SITE AREA  
PINS : 6985-20-7247-0000 6.46 ACRES  
6984-29-6753-0000 22.59 ACRES
- SITE WILL BE SERVICED BY TOWN WATER AND SEWER.
- TOPOGRAPHIC INFORMATION:  
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VERTICAL DATUM: NAVD 88
- THE PROPOSED BUILDING, DIMENSIONAL ELEMENTS, AND OTHER SITE FEATURES, SUCH AS HARDSCAPE AREAS AND PLAZAS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
- CURB AND PARKING MODIFICATIONS IN WARRENTON CENTER WILL OCCUR IN EACH OF THE DEVELOPMENT BLOCKS, UNLESS OTHERWISE NOTED.
- A PROPERTY LINE ADJUSTMENT PLAT WILL BE COMPLETED WITH SITE PLAN.
- A TREE SURVEY WILL BE PROVIDED AT TIME OF SITE PLAN.
- A PHOTOMETRIC / LIGHTING PLAN WILL BE PROVIDED AT TIME OF SITE PLAN.
- CONSTRUCTION DETAILS OF ALL SCREENING AND FENCING WILL BE ADDRESSED AT TIME OF SITE PLAN.
- PROPOSED SIDEWALK WIDTH IS 5' MIN. UNLESS OTHERWISE NOTED.

### HATCH LEGEND

	CONCRETE		PROP BUILDING (SEE ARCH DRAWINGS)
	PAVEMENT & ADA STRIPING		ASPHALT
	DEVELOPMENT AREA		



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PROPOSED DEVELOPMENT

OAK SPRINGS DRIVE  
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VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA

JOHN C. WRIGTH  
Lic. No. 046960  
5/31/2024  
PROFESSIONAL ENGINEER

SHEET TITLE:

SITE DEVELOPMENT PLAN

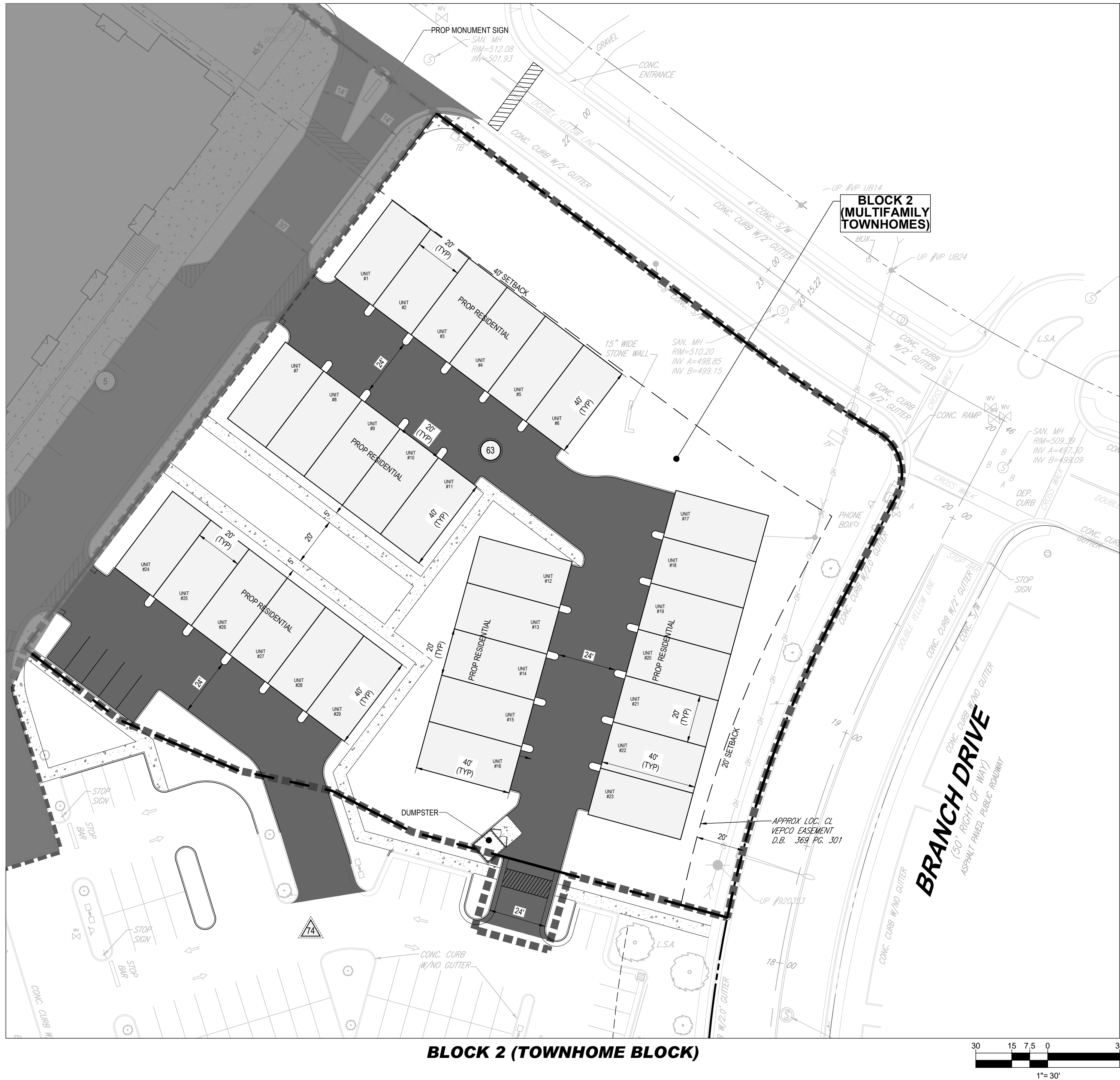
BLOCK 1

SHEET NUMBER:

4

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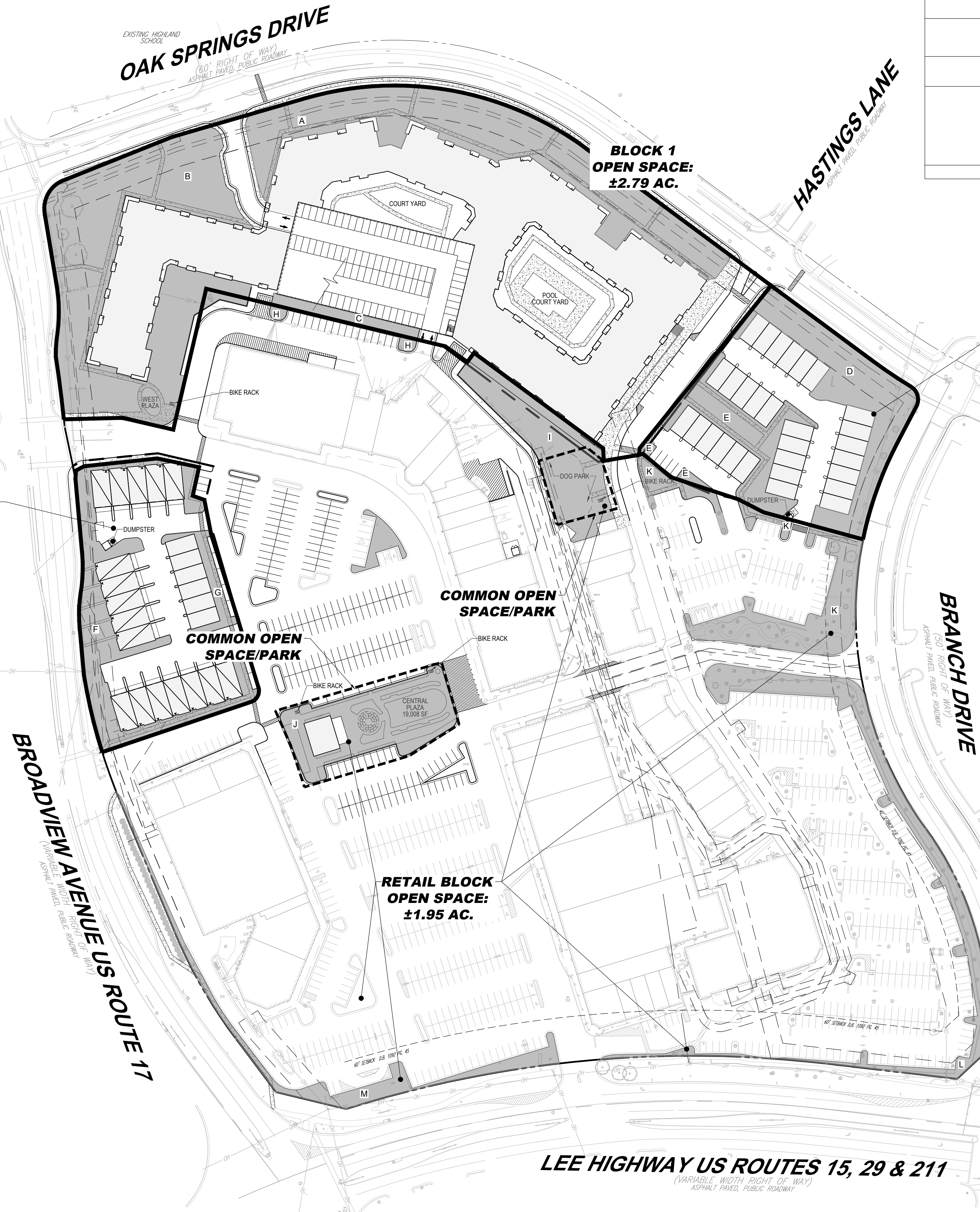


SHEET TITLE: **SITE  
DEVELOPMENT  
PLAN - BLOCKS  
2 AND 3**

5

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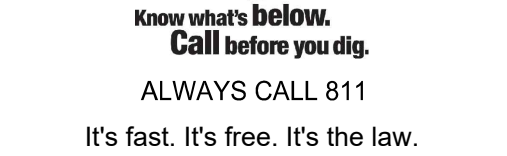


**LEGEND**

OPEN SPACE

COMMON OPEN SPACE/PARK

BLOCK AREA FOR OPEN SPACE TABULATION

[illegible]

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PROJECT:

\_\_\_\_\_ FOR \_\_\_\_\_

PROPOSED  
DEVELOPMENT**BOHLER //**

COMMONWEALTH OF VIRGINIA  
 JOHN C. WRIGHT  
 Lic. No. 046960  
 5/31/2024  
 PROFESSIONAL ENGINEER

SHEET TITLE:

SHEET NUMBER: \_\_\_\_\_

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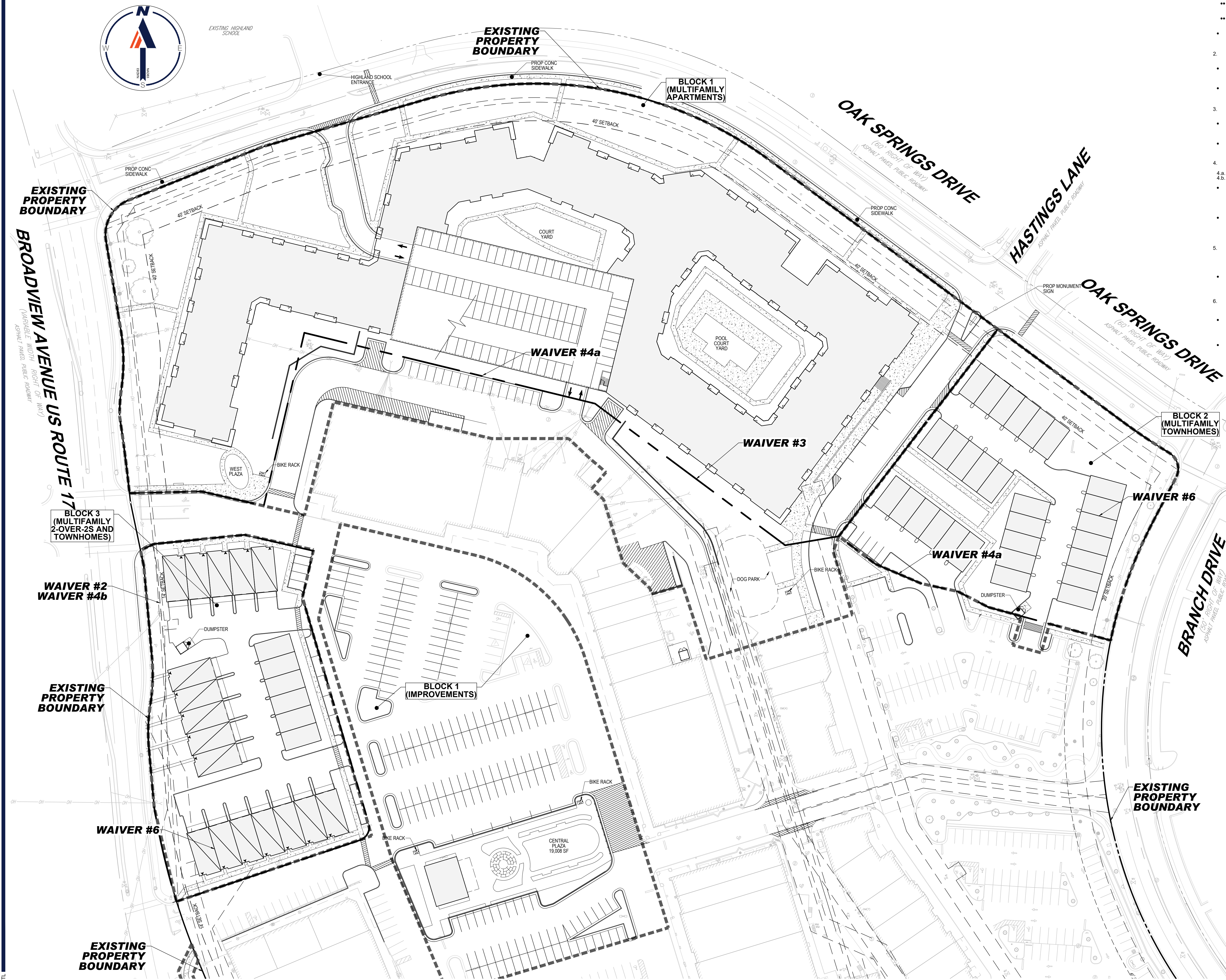
SHEET TITLE:

**WAIVER  
INFORMATION**

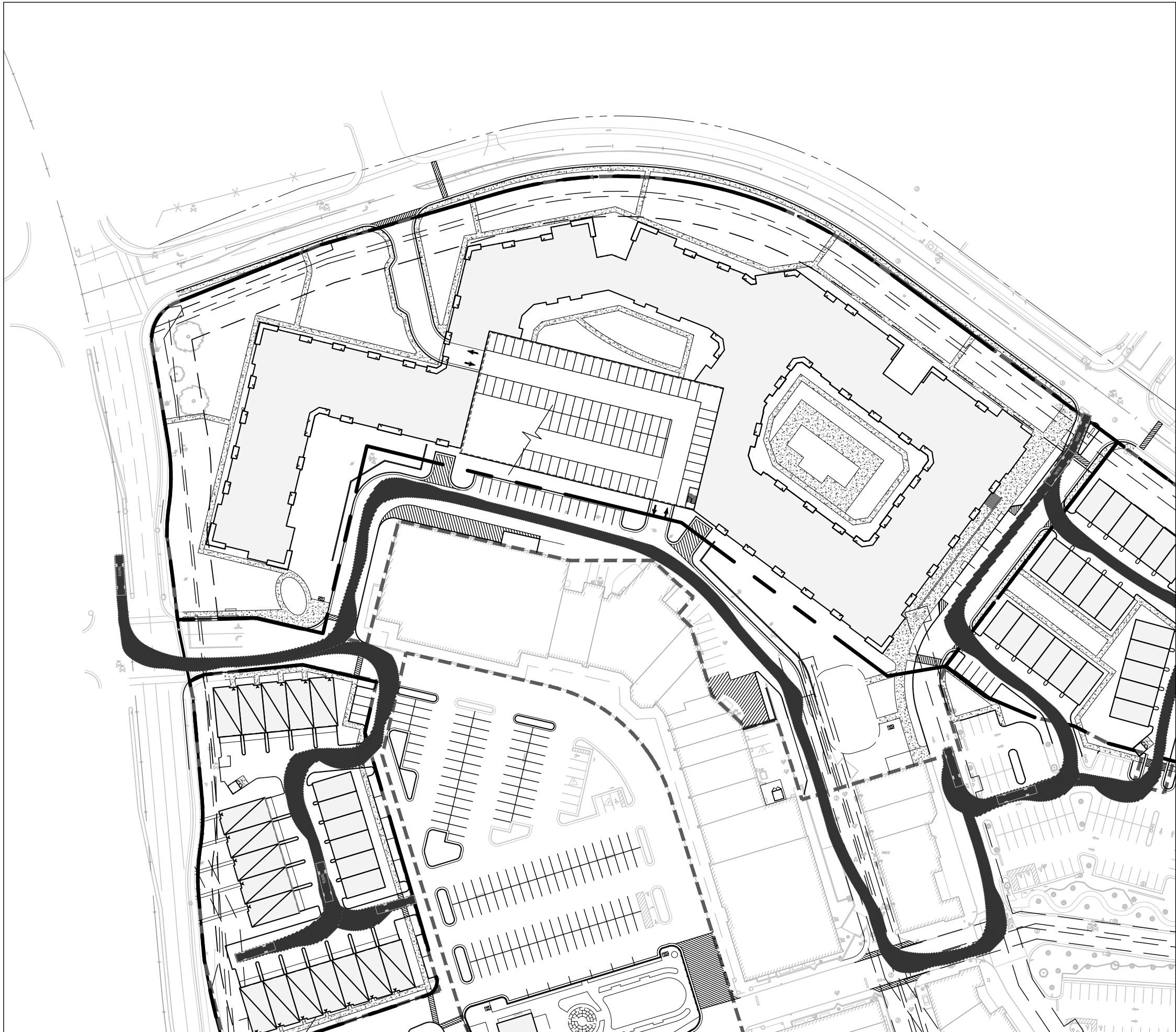
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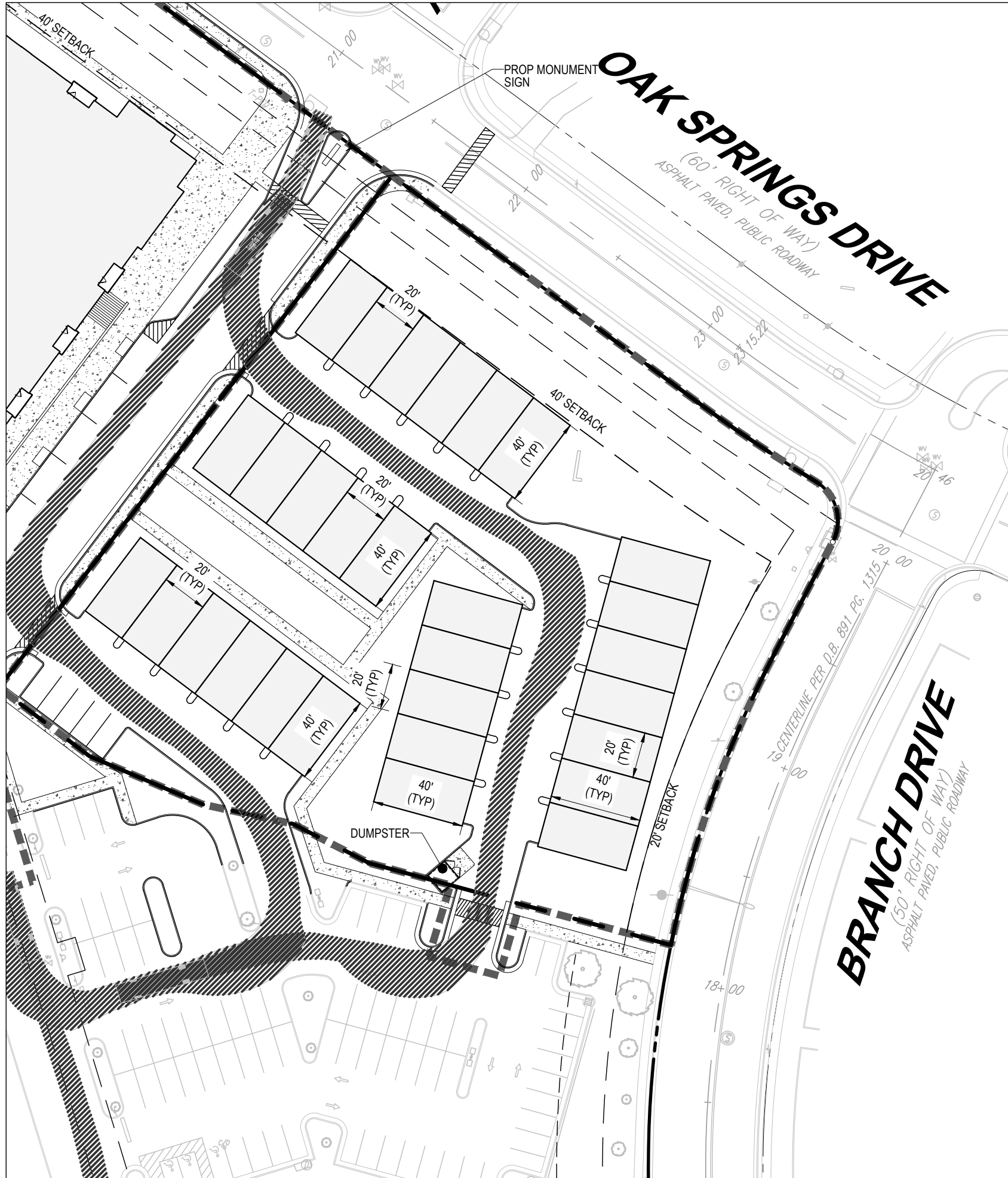
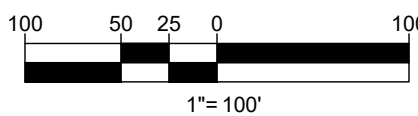
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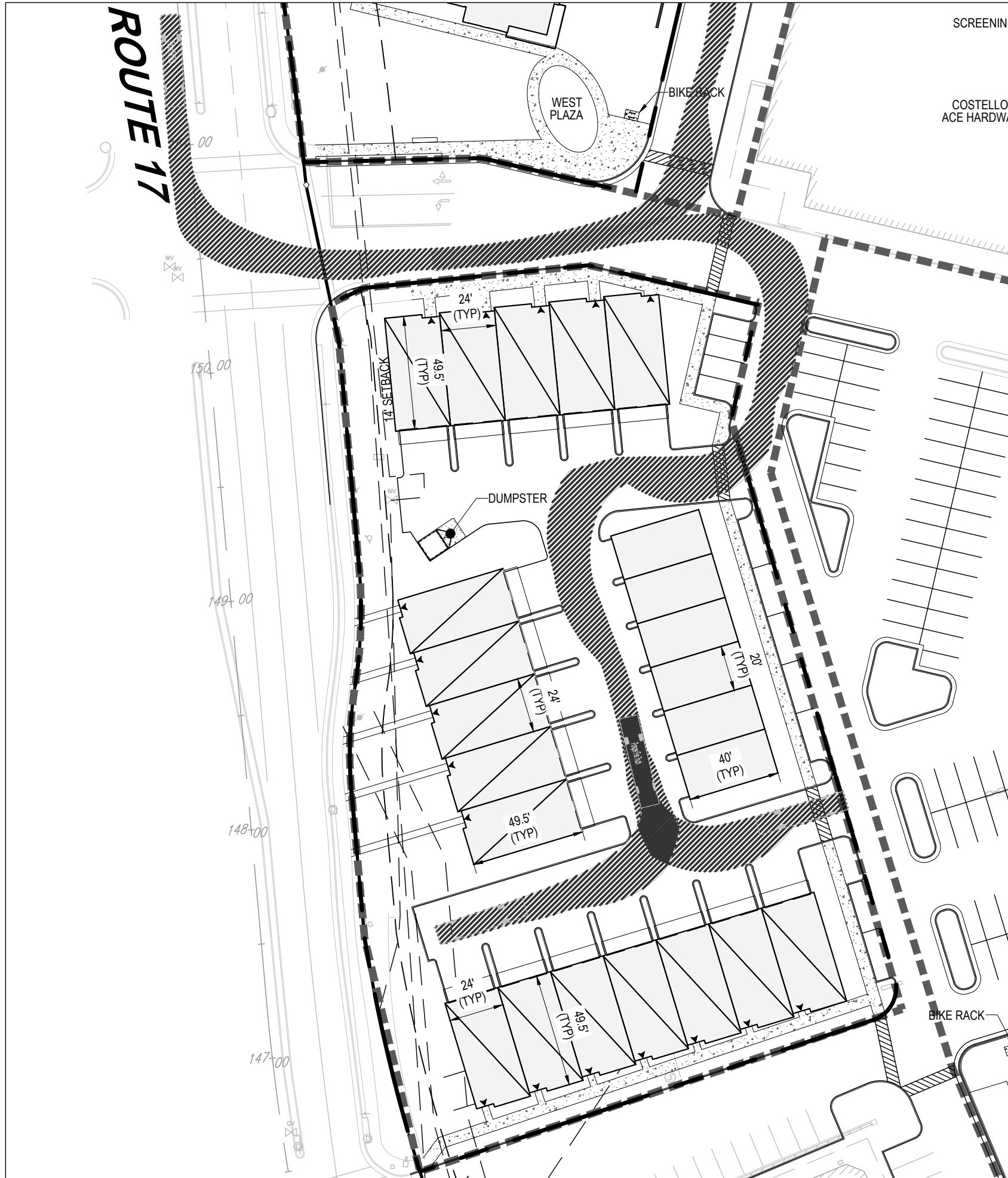
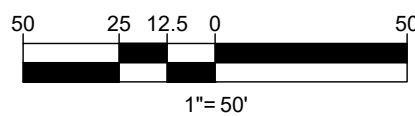




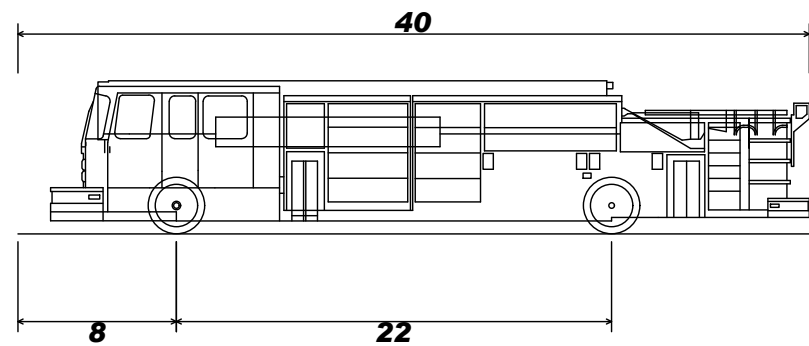
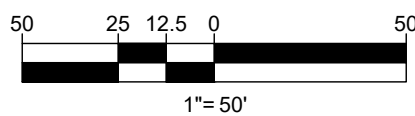
BLOCK 1



BLOCK 2 (2 OVER 2 BLOCK)



BLOCK 3 (TOWNHOME BLOCK)



**Pumper Fire Truck**  
**Overall Length**  
**Overall Width**  
**Overall Body Height**  
**Min Body Ground Clearance**  
**Track Width**  
**Lock-to-lock time**  
**Max Wheel Angle**

**40.000ft**  
**8.167ft**  
**7.745ft**  
**0.656ft**  
**8.167ft**  
**5.00s**  
**45.00°**

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SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
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TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
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PROJECT No.: V212141  
DRAWN BY: DSH  
CHECKED BY: JCW  
DATE: 7/8/2022  
CAD ID: SUPP-2

PROJECT:

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FOR

WARRENTON VILLAGE  
CENTER

PROPOSED  
DEVELOPMENT  
OAK SPRINGS DRIVE  
CENTER DISTRICT  
TOWN OF WARRENTON, VIRGINIA

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SHEET TITLE:

**FIRE TRUCK  
MOVEMENT**

SHEET NUMBER:

8

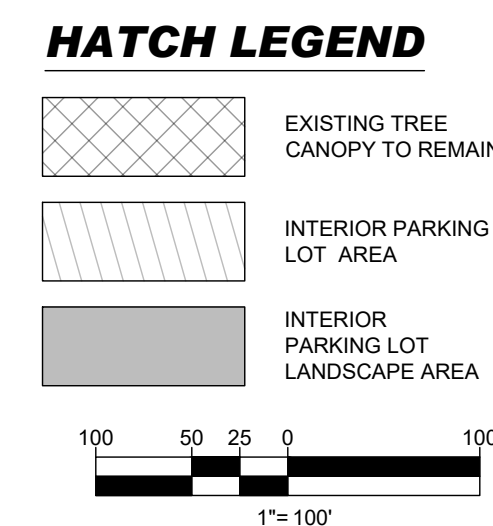
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REVISION 3 - 5/31/2024





TREE CANOPY TABLE - COMMERCIAL	
SECTION 8-10-3.2	
SITE AREA	838,094 SF OR 19.24 AC
PROPOSED ZONE	COMMERCIAL
20 YEAR CANOPY REQUIREMENT	10%
20 YEAR CANOPY REQUIRED	83,809 SF
PROPOSED CANOPY	34,025 SF (4.06%)
EXISTING CANOPY CONSERVATION	51,087 SF (6.10%)
TOTAL 20 YEAR CANOPY PROVIDED	85,112 SF (10.16%)

TREE CANOPY TABLE - MULTIFAMILY BLOCK 1		
SECTION 8-10.3.2		
SITE AREA	287.96 SF OR 6.60 AC	
PROPOSED ZONE	RESIDENTIAL	
20 YEAR CANOPY REQUIREMENT	10% (49 UNITS PER ACRE)	
20 YEAR CANOPY REQUIRED	28,750 SF	
PROPOSED CANOPY	27,825 SF (9.67%)	
EXISTING CANOPY CONSERVATION	3,031 SF (1.05%)	
TOTAL 20 YEAR CANOPY PROVIDED	30,856 SF (10.72%)	








TREE CANOPY TABLE - MULTIFAMILY BLOCK 2		
SECTION 8-10-3.2		
SITE AREA		69,696 SF OR 1.6 AC
PROPOSED ZONE		RESIDENTIAL
20 YEAR CANOPY REQUIREMENT		10% (25 UNITS PER ACRE)
20 YEAR CANOPY REQUIRED		6,870 SF
PROPOSED CANOPY		8,575 SF (12.3%)
EXISTING CANOPY CONSERVATION		0 SF (0.00%)
TOTAL 20 YEAR CANOPY PROVIDED		8,575 SF (12.3%)

TREE CANOPY TABLE - MULTIFAMILY BLOCK 3	
SECTION 8-10-3.2	
SITE AREA	70,131 SF OR 1.61 AC
PROPOSED ZONE	RESIDENTIAL
20 YEAR CANOPY REQUIREMENT	15% (19 UNITS PER ACRE)
20 YEAR CANOPY REQUIRED	10,515 SF
PROPOSED CANOPY	10,800 SF (15.40%)
EXISTING CANOPY CONSERVATION	0 SF (0.00%)
TOTAL 20 YEAR CANOPY PROVIDED	10,800 SF (15.40%)









**LANDSCAPE NOTES**

1. INTERIOR PARKING LOT AND 20-YEAR TREE CANOPY ANALYSIS IS DISPLAYED FOR RESIDENTIAL BLOCK AREA. RESIDENTIAL BLOCK AREA ENCOMPASSES THE TOTAL AREA OF THE MULTIFAMILY BLOCK, 2 OVER 2 BLOCK, AND TOWNHOME BLOCK. ONLY THE MATERIAL COUNTED TOWARD THE RESIDENTIAL LANDSCAPING HAVE BEEN COUNTED FOR THE 20-YEAR TREE CANOPY.
2. 95 TOTAL TREES PROPOSED IN EXISTING PARKING LOT TO REPLACE EXISTING TREES THAT ARE TO BE REMOVED DUE TO PARKING LOT AND SITE IMPROVEMENTS.
3. CONFORMANCE WITH LANDSCAPING REQUIREMENTS WILL BE SHOWN WITH THE SITE DEVELOPMENT PLAN.

### **PLANT LEGEND - RESIDENTIAL**

DECIDUOUS		EVERGREEN	
	<p><b>LARGE TREE (MIN. 15 FEET)</b>            (93) X <math>\pm 300</math> SF EA = 27,900 SF</p>		<p><b>EVERGREEN TREE (MIN. 8 FEET)</b>            (52) X <math>\pm 150</math> SF EA = 7,800 SF</p>
	<p><b>PARKING LOT TREE (MIN. 15 FEET)</b>            (14) X <math>\pm 300</math> SF EA = 4,200 SF</p>		<p><b>PARKING LOT SHRUBS</b>            (42)</p>
	<p><b>MEDIUM TREE (MIN. 12 FEET)</b>            (13) X <math>\pm 200</math> SF EA = 2,600 SF</p>		
	<p><b>UNDERSTORY TREE (MIN. 6 FEET)</b>            (45) X <math>\pm 125</math> SF EA = 5,625 SF</p>		
	<p><b>EXISTING LARGE TREE</b>            (5) - CANOPY BASED ON AERIAL IMAGERY</p>		

**PLANT LEGEND - COMMERCIAL**

DECIDUOUS		EVERGREEN	
	<p><b>LARGE TREE (MIN. 15 FEET)</b>            (33) X ±300 SF EA = 9,900 SF</p>		<p><b>PARKING LOT SHRUBS</b>            (345)</p>
	<p><b>PARKING LOT TREE (MIN. 15 FEET)</b>            (70) ±300 SF EA = 21,000 SF</p>		
	<p><b>UNDERSTORY TREE (MIN. 6 FEET)</b>            (25) X ±125 SF EA = 3,125 SF</p>		
	<p><b>EXISTING PARKING LOT TREE</b>            (57) - CANOPY BASED ON AERIAL IMAGERY</p>		

## REVISIONS

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CAD I.D.:	LSCP-2

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SHEET TITLE:

## LANDSCAPE PLAN

SHEET NUMBER:

10


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WARRENTON, VA  
RENDERING • 05-30-2024

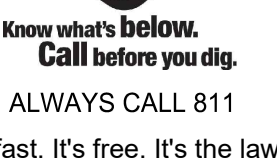
**DYNAMIK**  
DESIGN

**BOHLER** 

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WARRENTON VILLAGE MIXED-USE CENTER  
WARRENTON, VA  
ELEVATION • 05-30-2024  
CST2021-03

MULTIFAMILY SIDE ELEVATION



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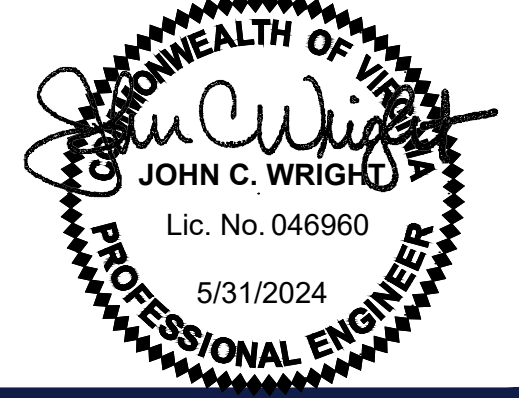
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FOR  
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CENTER**

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TOWN OF WARRENTON, VIRGINIA



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**BUILDING  
ELEVATIONS**

SHEET NUMBER:

12C

REVISION 3 - 5/31/2024





TOWNHOME - 3 STORY FRONT ELEVATION



WARRENTON VILLAGE CENTER  
WARRENTON, VA  
ELEVATION • 05-30-2024  
CST2021-03



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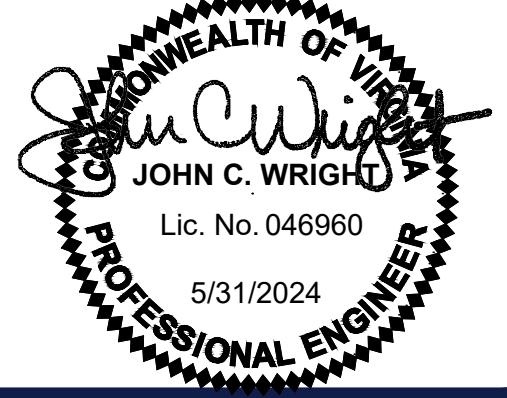
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CENTER

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CENTER DISTRICT  
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**BUILDING  
ELEVATIONS**

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REVISION 3 - 5/31/2024





**BLACK FOX  
CEMENTITIOUS  
PANEL**

**AVERAGE GRADE**  
0'-0"

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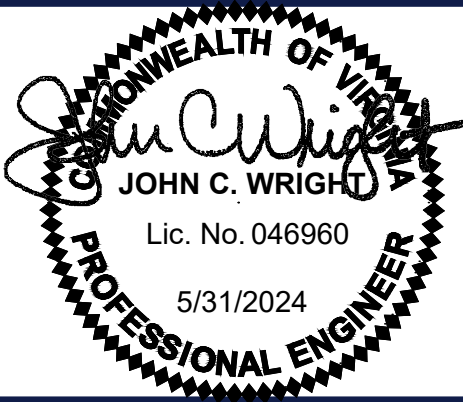
FOR -

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CENTER

PROPOSED  
DEVELOPMENT  
OAK SPRINGS DRIVE  
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TOWN OF WARRENTON, VIRGINIA

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SHEET TITLE

# ***BUILDING ELEVATIONS***

SHEET NUMBER

13B

REVISION 3 - 5/31/2024





TOWNHOME - 4 STORY ELEVATION



WARRENTON VILLAGE CENTER  
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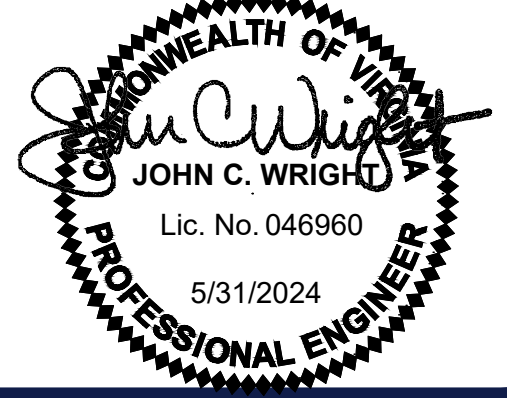
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BUILDING  
ELEVATIONS

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BLACK  
CEMENTITIOUS  
PANEL

**AVERAGE GRADE**  
0'-0"

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BLACK  
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PANEL

**ROOF LEVEL 43'-6"**

**AVERAGE GRADE**  
**0'-0"**

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RENDERING - WARRENTON VILLAGE CENTER  
SCALE 1"=80'-0"

REVISIONS				
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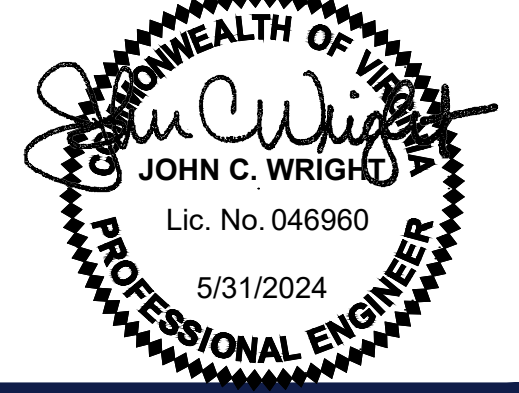
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FOR

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SHEET TITLE:  
**CONCEPTUAL PLAN RENDERING**

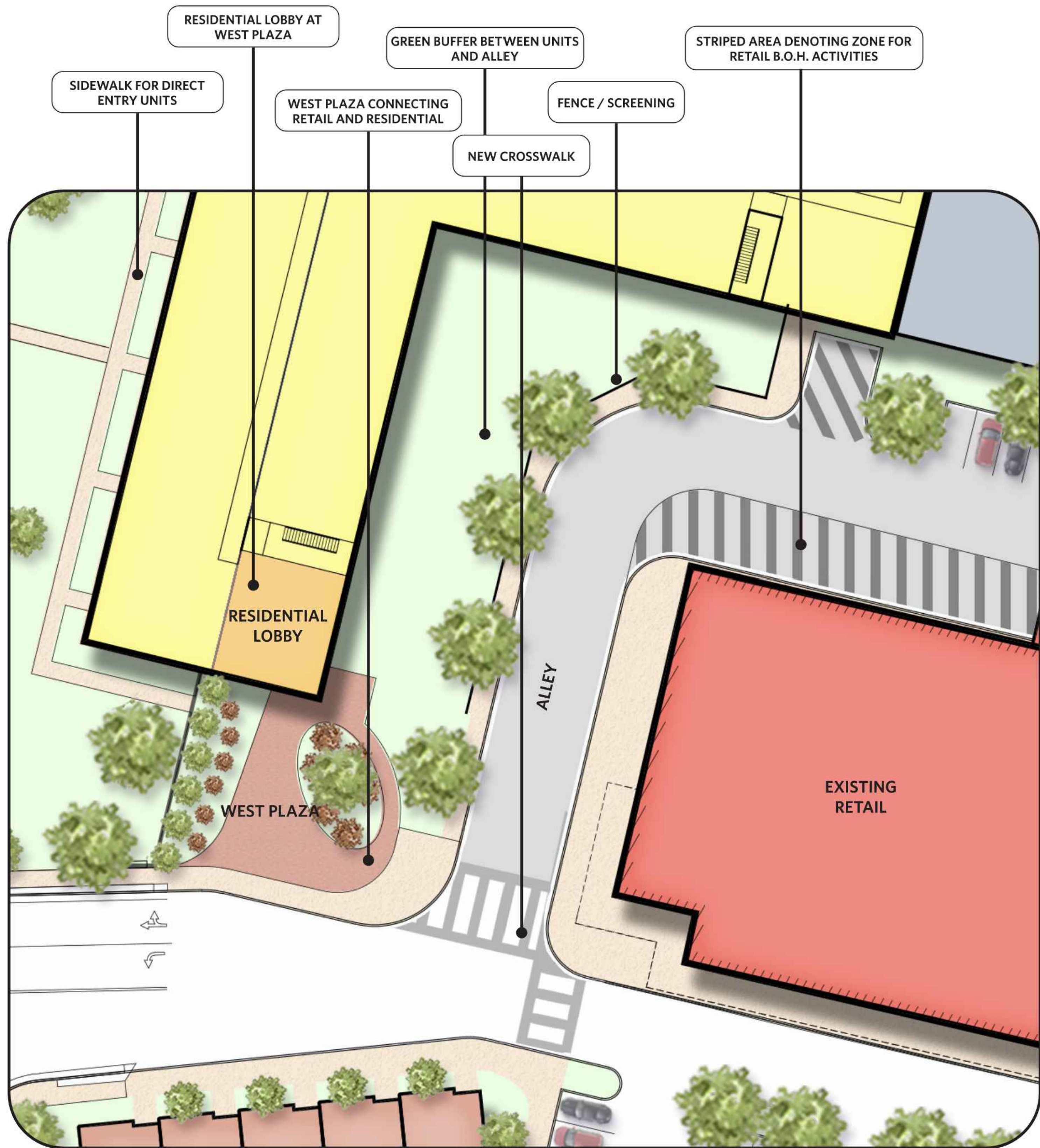
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**16**

REVISION 3 - 5/31/2024









ENLARGED CONCEPTUAL WEST PLAZA PLAN

SCALE 1"=20'-0"



TYPICAL SECTION THROUGH ALLEY

SCALE 1/8"=1'-0"

GREEN BUFFER (VARIES) BETWEEN RESIDENTIAL AND ALLEY

ALLEY

SIDEWALK / RETAIL LOADING + TRASH ZONE ( VARIES)



VIEW OF WEST PLAZA AND EXISTING RETAIL BEYOND

NTS

**REVISIONS**

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PROPOSED DEVELOPMENT  
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COMMONWEALTH OF VIRGINIA

JOHN C. WRIGHT

Lic. No. 046960

5/31/2024

PROFESSIONAL ENGINEER

SHEET TITLE:

**DETAIL - WEST PLAZA**

SHEET NUMBER:

18

REVISION 3 - 5/31/2024









SIDEWALK FOR DIRECT ENTRY UNITS

MONUMENT SIGN

RESIDENTIAL LOBBY AND LEASING

EAST PLAZA

AMENITIES ALONG COURTYARD

PARKING FOR RESIDENTIAL LOBBY AND LEASING

TYPICAL URBAN STREET SECTION WITH PARALLEL PARKING

PARKING AND ACCESS TO BLOCK 2 - TOWNHOMES



## ENLARGED PLAN OF NEW ENTRANCE DRIVEWAY

SCALE 1"=20'-0"

**mv+a**

MAY 30, 2024

## VIEW OF NEW ENTRANCE STREET

NTS

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PROPOSED DEVELOPMENT

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SHEET TITLE:

**DETAIL - EAST PLAZA**

SHEET NUMBER:

20

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SCALE 1"=50'-0"

MAY 30, 2024

## REVISION 3 - 5/31/2024





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CENTER DISTRICT  
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REVISION 3 - 5/31/2024

**VIEW OF NEW ENTRANCE ACROSS FROM HASTINGS LANE LOOKING AT BLOCK 1 AND BLOCK 2**

MAY 30, 2024





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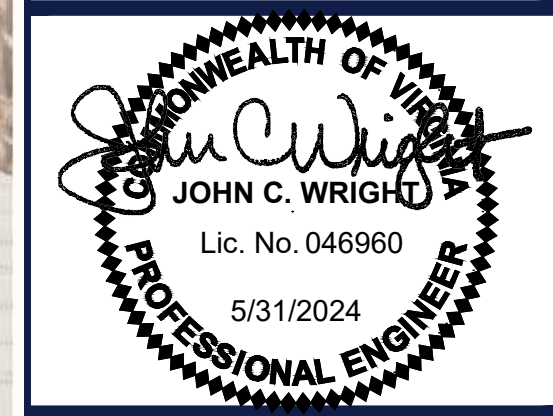
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## RENDERING

REVISION 3 - 5/31/2024

**VIEW ALONG BLOCK 1 MULTIFAMILY APARTMENT BUILDING LOOKING TOWARDS BLOCK 3**





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COMMONWEALTH OF VIRGINIA

John C. Wright

JOHN C. WRIGHT

Lic. No. 046960

5/31/2024

PROFESSIONAL ENGINEER

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REVISION 3 - 5/31/2024

VIEW ALONG BLOCK 3 SIDEWALK LOOKING TOWARDS THE EXISTING RETAIL









AERIAL VIEW OF CENTRAL PLAZA STRETCHING ACROSS THE RETAIL

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Lic. No. 046960

5/31/2024

PROFESSIONAL ENGINEER

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EYE LEVEL VIEW OF CENTRAL PLAZA STRETCHING ACROSS THE RETAIL

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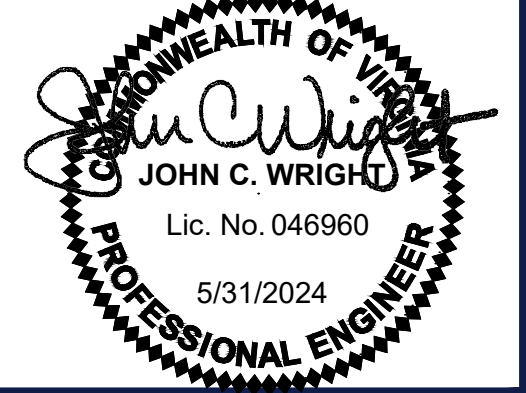
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## EYE LEVEL VIEW FROM CENTRAL PLAZA GREEN LOOKING TOWARDS RETAIL AND RESIDENTIAL

MAY 30, 2024









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NOTE: Retail building shown in Central Plaza is for conceptual future development purposes only. No retail building is proposed as part of this SUP.



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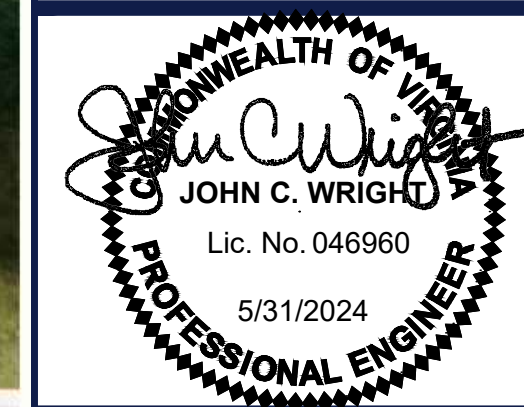
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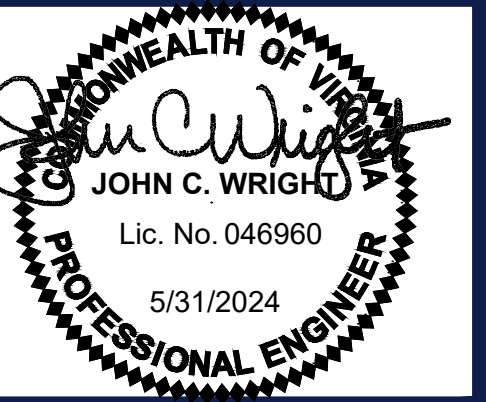
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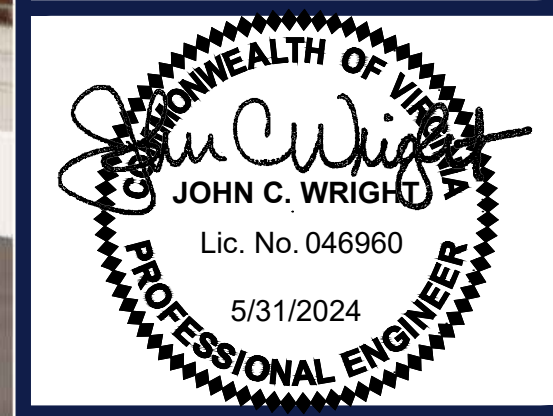
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### VIEW FROM EXISTING DRIVE LOOKING OUT TO BROADVIEW AVENUE

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